



COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

September 7, 2017

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:04 a.m. on September 7, 2017.

(a) Commissioners present at the Commission meeting:

Michael Corey
Greg Furnish
Joseph Heinsman
David Henson
Todd Hite, representing the Commissioner, Department of Health
James Jordan
Robin Nicoson, Chairman
Jessica Scheurich, Vice-Chairman
Scott Pannicke
Michael Popich

(b) Commissioners not present at the Commission meeting:

Kevin Goeden, representing the Commissioner, Department of Labor

(c) The following departmental and support staff were present during the meeting:

James Schmidt, Deputy Attorney General
Doug Boyle, Director of Fire Prevention and Building Safety Commission

Legal and Code Services:

Craig Burgess, State Building Commissioner
Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary for the Commission

2. Roll call was held, and it was determined a quorum was present.

3. Minutes approval

Chairman Nicoson stated the minutes for July 6, 2017, and August 1, 2017, were presented for approval. Commissioner Scheurich moved to approve both July 6th and August 1st minutes, with the second by Commissioner Jordan. It was voted upon and carried.

4. Introduction of Commission members

Members of the Commission were introduced, with each giving a short biographical sketch of themselves.

5. Local Plan Review discussion

Jonathan Whitham, General Counsel for Indiana Department of Homeland Security. He wished to discuss what had happened at the Fire Prevention and Building Safety Commission at the August meeting. Also presenting was Bobby LaRue, Monroe County Building Department, and Jim Gerstbauer, Monroe County Building Commissioner. Mr. Whitham stated that it was the opinion of the Legal Department of IDHS that the certification of the two units, Monroe County and South Bend, for local plan review was not done following a proper rule-making promulgation procedure. It was, in his opinion, legally insufficient to accomplish what the Commission wished to accomplish. He promised to research it further, and he, along with legal counsel for the Commission, assist in having the Commission's rule done in the proper way. Bobby LaRue, Monroe County Building Department, and Jim Gerstbauer, Monroe County Building Commissioner, reminded the members of the Commission that they had qualified under the archaic Rule 7, and had qualified again under the requirements of the new version of Rule 7, and that patience after all this time was becoming difficult. Jeff Dean, City of Indianapolis, asked where Rule 7 was in the rule-making process. It was also asked if a task force should be put in place to develop the processes and procedures needed to move CDR information between the plan review entities. Commissioner Scheurich also suggested that a timeline be established for completion of process development. Commissioner Furnish moved that a status report on Rule 7 was to be on the October agenda, with the second by Commissioner Scheurich. It was voted upon and carried.

6. Rule-making updates

Justin Guedel, staff attorney for IDHS, spoke. He noted that there was a public hearing scheduled on September 14, 2017, for the Indiana Energy Conservation Code as part of the re-adoption process, the Residential Code Committee was working on their revisions for the new code, the Emergency Pressure Vessel and Boiler Rule was now effective, and the Elevator Code committee was now being formed.

7. State Building Commissioner Report

Craig Burgess, State Building Commissioner, reported that work on the DFBS computer program for Elevators and Amusements was moving forward, and that he hoped work would soon be expanded to include Boilers and Plan Review. He also noted that the filing deadline for variance

applications had been set at 21 days from the previous meeting to allow time for staff to do a proper review of the applications.

8. Discussion, Nomination and Vote on Commission Vice Chairperson

Commissioner Jessica Scheurich was nominated for the position of Vice-Chairman. Commissioner Jordan moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

Breaking and reconvening: Chairman Nicoson recessed the commission at 10:10 a.m. It was called back to order at 10:20 a.m.

9. Non-final Order of Dismissal Discussion and Commission Action

Leo Tire & Wheel Inc. I & II
Cause Nos. 14-21-FPBSC, 14-22-FPBSC
Non-Final Order of Dismissal

Mass Ave. Family Dentistry
Cause No. DHS-1724-FPBSC-017
Non-Final Order of Dismissal

Sport Wayne, Inc.
Cause No. DHS-1618-FPBSC-013
Non-Final Order of Dismissal
Strand Theater
Cause No. DHS-1716-FPBSC-009
Non-Final Order of Dismissal

Commissioner Scheurich moved to affirm the Non-Final Orders of the Administrative Law Judge. Commissioner Jordan made the second. It was voted upon and carried.

10. Review of Local Ordinances

Building Ordinance No. 2017-23
Huntington County, Indiana

Building Ordinance No. 2017-11
Andrews, Indiana

Building Ordinance No. 2017-6
Markle, Indiana

Building Ordinance No. 2017-3
Mount Etna, Indiana

Building Ordinance No. 2017-3
Warren, Indiana

The proponent for the ordinances had requested they be tabled so that she may attend the meeting. Commissioner Furnish moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

Revised Building Ordinance No. 2-17-09
Akron, Indiana

Building Ordinance No. 2013-02
Fulton, Indiana

Casi Cowles, Area Plan Director for Fulton County, spoke as proponent. Kevin Troy, Fire and Building Code Enforcement, also spoke. The ordinances for Fulton County and Akron, Indiana, had been passed at the local level in the 1990's, but had never been presented for approval by the Commission. Mr. Troy, following a review, noted some items in each ordinance which he felt needed some amending to comply with state code before approval by the Commission. Ms. Cowles complained of the difficulty in making arrangements to attend, and was advised that the requested changes could be adopted by the respective councils and then forwarded to the State Building Commissioner without her presence again being required.

11. Electronic Communications Meeting Policy

The Electronic meeting policy which had been approved with amendments at the August meeting was presented in its corrected form. Following a discussion of the dangers of abuse by Commission members, Commissioner Pannicke moved that the policy be used at the discretion of the Chairman. Commissioner Scheurich made the second. It was voted upon and carried.

12. Variances

It was requested that the following variance application be heard out of order due to a scheduling conflict by the designer. Chairman Nicoson honored the request.

17-09-51(a)(b)(c) The Thirteenth Hour, Indianapolis

Benjamin Gagne, owner, and Diana Brenner, designer, spoke as proponents for the variance. The request in variance (a) was to allow the outdoor haunted house to be within 7 feet of existing brick building and aluminum siding pole barn, in lieu of the 10 feet required by code. These buildings will be unoccupied during operating hours of the haunted house. The temporary, special amusement tent structure is to be open a total of 14 nights from September 23 to November 5, 2017. It is an open air structure, and has been treated with a thirty minute retardant. Following discussion, Commissioner Corey moved to approve with the condition that the variance is valid until December

1, 2017. Commissioner Jordan made the second. It was voted upon and carried. Variance (b) was to allow the temporary structure to operate without a wind analysis. The attraction will not open if the weather is inclement or winds are expected which will exceed 35 mph. Following discussion, Commissioner Corey moved to approve with the second by Commissioner Jordan. It was voted upon and carried. Variance (c) was a request to omit the fire detection system, sprinklers, and smoke detectors. The structure is open to the sky except for the last 50 feet before the final exit. Trained employees with radios will be stationed with flashlights between exits to guide guests to the nearest exit in an emergency. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Pannicke. It was voted upon and carried with one nay.

Tabled

17-03-08(a)(b) Crossing Educational Center, Goshen
17-03-09 Berne Crossing, Berne

Dennis Bradshaw, FP&C Consultants, spoke as proponent. Also speaking was Vera Burkhart, Crossing Educational Center. Variance (a) was to allow fueled equipment to be stored within the unsprinklered building. The equipment is used by the students as they are trained as arborists and lawncare professionals. The equipment would include mowers, trimmers, saws, and fuel to run them. Following discussion, Commissioner Scheurich moved to approve with the condition that the existing fuel storage area shall have a 1-hour separation provided and the floor is to be marked to maintain a clear exit to the exterior. Commissioner Corey made the second. It was voted upon and carried. Variance (b) was to omit the sprinklers required in the woodworking area of the building. The equipment is run 2½ hours per weekday, and has been fitted with an NFPA 664 dust collection system. Following discussion, Commissioner Furnish moved to approve with the condition that the NFPA 664 dust collection system shall be installed. Commissioner Corey made the second. It was voted upon and carried. Variance 17-03-09 was withdrawn.

17-05-05(a)(b)(c) Rabbit Ridge School, Hagerstown

The application remained incomplete and ineligible to be heard. Commissioner Scheurich moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

17-06-03 McClure Oil Corporation #43, Indianapolis

Kelly McClure, owner, Tracey Wines, manager, and Sam Bruner, Pike Twp. Fire Department, spoke. The existing station is located at 71st Street and Georgetown Road in Indianapolis, and does not comply with the required 10 feet separation of the dispensers from the exterior of the building, and the hose nozzle more than 5 feet from the payment window of the office. A crash bar will be added to the building extension for quicker exiting. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-07-62 Jamison Place Condominiums, Lawrenceburg

No proponent had returned with the requested information. Commissioner Scheurich moved to table, with the second by Commissioner Heinsman. It was voted upon and carried.

17-08-03 Neil Praznik Rental Windows, Bloomington - incomplete

The variance was incomplete and ineligible to be heard. Commissioner Scheurich moved to table, with the second by Commissioner Pannicke. It was voted upon and carried.

17-08-05(a)(b) Fazoli's, Whiteland - incomplete

The application was incomplete and ineligible to be heard. Commissioner Scheurich moved to table, with the second by Commissioner Pannicke. It was voted upon and carried.

17-08-25 Southern Indiana Career and Technical Center, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. This facility serves five counties of Southern Indiana, providing multiple types of trade school opportunities. The school had been inspected and was found to have violations regarding obstructions in the water distribution patterns for the sprinkler system. There is a corridor on each side of the building with a lay-in ceiling, above that is a steel deck with concrete. All the ductwork, etc. is in the corridors above the ceiling. The latest inspection found four places where the ductwork is wider than four feet until it makes the first transition. There is no fire load in the ceilings above the corridors. In another area, there is an instructional welding class with an exhaust hood over the equipment measuring 4'x5' which was cited by the inspector. The school does not want to put a sprinkler head in an arc welding booth. The request is to allow these conditions which have existed for ten years to remain as they now are. Following discussion, Commissioner Jordan moved to approve with the condition that no combustible storage is to be allowed in these areas. Commissioner Corey made the second. It was voted upon and carried.

Breaking and reconvening: Chairman Hawkins recessed the commission for lunch at 12:02 p.m. It was called back to order at 1:05 p.m.

17-08-41(i) 21 West, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. Variance (i) was a request to allow the use of a cassette AHU, not available in a rated version, to be recessed in the ceiling. It will be in a separate drywall box in the rated assembly to avoid penetration. The buildings will be protected with an NFPA 13R sprinkler system, and a fire alarm system. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-08-47 Michaelis Room Addition, Indianapolis

Mark Crouch spoke as proponent. The request was to allow the required GFI electrical outlet to be omitted from the east end of the kitchen countertops on the south kitchen wall in the private home. A large window does not allow sufficient space to install the receptacle. Following discussion,

Commissioner Scheurich moved to approve, with the second by Commissioner Corey. It was voted upon and carried

17-08-48(a)(b) Rustic Gathering Wedding and Events Barn, Martinsville

Carrie Ballinger, RTM Consultants, spoke as proponent. Variance (b) was a request to use Chapter 34 in the conversion of an agricultural building to a Class 1 structure classified as an A-2 occupancy. A structural evaluation has been conducted confirming the barn's capability to support all load requirements. It will pass a Chapter 34 evaluation with the installation of a fire alarm and heat detection system throughout. Adequate exits are to be provided. Temporary restrooms will be provided to meet fixture counts, and permanent facilities will be added in the future. A shunt trip will be provided. Light will be commercial grade and comply with the Electrical Code. Decorative combustible materials will be treated with fire retardant. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Corey. It was voted upon and carried with one nay. Variance (a) was a request to allow the use of temporary portable restrooms to comply with fixture count requirements found in Table 2902.1, with permanent facilities to be added within 2 years. Drinking water will be made available during events. Following discussion, Commissioner Hite moved to approve with the condition that the variance was valid until December 31, 2018. Commissioner Corey made the second. It was voted upon and carried.

17-08-54 Heflin – Barn Banquet Hall, Goshen

Tim Callas, J&T Consulting, spoke as proponent. He had been advised last meeting that the structural evaluation letter did not follow the established criteria. The proponent had asked the engineer to revise the letter, and had resubmitted it to the Commission. Fire alarms were also now being added to the building. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Jordan. It was voted upon and carried with one nay.

17-08-55 The Barn at Hamner Ridge, Edinburgh

Carrie Ballinger, RTM Consultants, and Angie Richards, owner, spoke before the Commission. The structure is a new building, and the request is to omit sprinklers.

17-08-56 Indiana Oral & Maxillofacial Surgery Center, Zionsville

Brian Davis, Arxtheon Consulting Inc., spoke as proponent. The owners wish to have an open corridor system in the facility. Since there are no rated corridors provided, sprinklers are required by code due to an occupancy load of more than 30 persons. A full NFPA 13 system will be a fiscal hardship, so the request is to allow the use of a 13-R system in occupied rooms, and a 1-hour rated ceiling assembly throughout the building. Josh Frost, Zionsville Fire Department, asked that the Commission make the 1-hour separation between the attic and the occupied portions of the structure a condition. Commissioner Corey moved to approve with the condition that there be a 1-hour separation between the attic and the occupied portions of the building. Commissioner Scheurich made the second. It was voted upon and carried.

17-08-65 Whitley County Reception Hall, Columbia City

Matt Kelty, Kelty Tappy Design, spoke as proponent. Matt Kelty, Kelty Tappy Design, spoke as proponent. Because of the cost involved, the request was to omit the sprinklers in the new rural building. He had been asked to provide a quote for sprinklers at the August meeting, and had done so. The cost of a system would be \$147,000 for a \$380,000 project. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Corey. It was voted upon and carried with two nays.

New

A/B

Chairman Nicoson called for any A/B category variances which were to be called out for individual consideration or for any abstentions by the Commissioners. Commissioner Pannicke noted he would abstain from voting on 17-09-48 One One Six College Apartments Phase 2, Carmel. Commissioner Popich would abstain from voting on 17-09-10(a)(b) IPS New Horizons School 112 R.O.O.T.S. Renovation, Indianapolis, 17-09-13 Indianapolis Fire Department Station #3, Indianapolis, 17-09-14 Indianapolis Fire Dept. Station #16, Indianapolis, and 17-09-26 Annex on 10th, Indianapolis. Commissioner Corey would abstain on 17-09-03(a)(b) Lindal Group, Columbus. And Commissioner Heisman would abstain from voting on 17-09-26 Annex on 10th, Indianapolis. Commissioner Furnish then moved to approve the remaining "A" and "B" category variances. Commissioner Corey made the second. It was voted upon and carried.

The following variances were approved as submitted:

17-09-02(a)(b) Early Childcare St. Wendel, Wadsworth
17-09-03(a)(b) Lindal Group, Columbus
17-09-05(a)(b)(c)(d) Pakview Cancer Institute, Ft. Wayne
17-09-06 St. Mary Medical Center Pain and Urology, Hobart
17-09-07 Restoration Medical Polymers, Columbia City
17-09-09 Grace College Science, Winona Lake
17-09-10(a)(b) IPS New Horizons School 112 R.O.O.T.S. Renovation, Indianapolis
17-09-11 Harmony towns and Flats, Westfield
17-09-12 Greenfield Intermediate 2017 renovations, Greenfield
17-09-13 Indianapolis Fire Dept. Station #3, Indianapolis
17-09-14 Indianapolis Fire Dept. Station #16, Indianapolis
17-09-15 East Allen County Schools Heritage Football Concessions, New Haven
17-09-16 East Allen County Schools Leo Football Concessions, Leo
17-09-17 Interior remodel for Jimmy John's, Bloomington
17-09-18 NextHome of Whitestown, Whitestown
17-09-19(a)(b)(c)(d) Marshall County Aquatic Center, Plymouth
17-09-20 McDonalds 17026, Angola
17-09-21 McDonalds Anderson 17025, Lafayette
17-09-22 McDonalds 17025, Lafayette
17-09-23 McDonalds Greenwood 17028, Greenwood
17-09-24 St. Malachy Catholic Church Vestibule & Canopy Addition, Brownsburg
17-09-25 Quality Inn and Suites, Portage

17-09-26 Annex on 10th, Indianapolis
17-09-48 One One Six College Apartments Phase 2, Carmel
17-09-50 Autumn Trace of Fountain County, Attica
17-09-53 Colonial Bay Condo Association Stair Replacement, Rochester
17-09-60(a)(b) One Sycamore, Terre Haute
17-09-65 Minnie Hartman Center, Indianapolis
17-09-73(a)(b)(c)(d) timber Edge Parochial School, Lagrange

C/D/NVR

17-09-01 Mill Pond Health Campus, Greencastle

Lisa Fightmaster spoke as proponent. The request was to allow the Memory Care unit exit doors to be painted to look like a bookcase in order to keep the residents from identifying the door as an exit and trying to leave unescorted. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-09-08 Indy Collegiate, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The fire command center room in the high rise portion of the project had been designed at 96 square feet per the previous code, not at 200 square feet per the current code. The error was not caught until construction was advanced and significant demolition of the surrounding area would be required to correct it. The room contains all of the required functions for a fire command center. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich and Commissioner Pannicke abstained.

17-09-27 Margaret R. Brown Elementary School, Seymour

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Henson. It was voted upon and carried.

17-09-28 Elkhart Health Fitness Aquatics Center, Elkhart

Mike Caul and Steve Crocker, Water Technology Inc., spoke as proponents. The request was to allow the use of 42 inlets for the skimmers instead of the 60 required by code. The advanced design being used, has a higher turn-over rate of water and will fulfill the intent of the code with fewer inlets. This design is used in pools used for the Olympics. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-09-29(a)(b) Douglas MacArthur Kindergarten Center, Indianapolis
17-09-30(a)(b) Homecroft Kindergarten Center, Indianapolis
17-09-31(a)(b) Jeremiah Gray Kindergarten Academy, Indianapolis
17-09-32(a)(b) Rosa Parks Kindergarten Academy, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request in variance (a) was to allow the use of Bubbler drinking fountains in 16 new kindergarten classrooms to have the spout 28 " above the floor in lieu of the 30" required by code, and 5½ " from the counter edge. Fifty percent of the corridor drinking fountains are fully accessible, and paper cups will be provided for staff to assist disabled children. Variance (b) was eligible for the block vote. Following discussion, Commissioner Scheurich moved to approve both with the second by Commissioner Jordan. It was voted upon and carried. Commissioner Popich abstained.

17-09-33 416 Wabash, Indianapolis

Christina Colleston, RTM Consultants, spoke as proponent. The request was to allow the sprinklers to be omitted in a sound booth in the nightclub. The remainder of the A-2 area of the building is sprinklered throughout. There are five exits from the building with a travel distance of 80 feet. The sprinklers were omitted in the booth due to the sound distortion they create. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

A request to move 17-09-74 forward on the agenda to allow the proponent to keep an appointment had been made and granted by Chairman Nicoson.

17-09-74 Casey's General Stores, Decatur

Garth Hughes, Civil Engineering Consultants, spoke as proponent. The request was to omit the vestibule called for by code. The building is at zero net pressure, and the standardized design used for all Casey's stores has passed the Com Check report, and does not endanger the health or safety of their customers. Following discussion, Commissioner Corey moved to approve with the second by Commissioner Scheurich. It was voted upon and carried.

17-09-34 360 Market Square, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to allow the new high-rise apartment building to have the VTAC unit with condensate drain in a mechanical closet to be accessed by removing one of two access panels for visual inspection. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich abstained.

17-09-35 Decatur County Memorial Hospital Modernization, Greensburg

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Popich. It was voted upon and carried.

17-09-36 Maple Seed Farms, Ft. Wayne

Melissa Tupper, RTM Consultants, spoke as proponent. A single family home which had been previously used as a preschool is now being converted to a therapy center for autistic children. The

request is to allow the change to an I-4 Occupancy without complying with the rules of new construction or the use of Chapter 34. Fire Marshal Jim Murua has been through the building and will support the variance request if the owner installs an NFPA 13D sprinkler system. There is an existing fire alarm system, smoke detection, and exit signs with emergency lighting in place. The ratio of adults to children will be 1:4 and a maximum of thirty students. Following discussion, Commissioner Scheurich moved to approve with the condition that an NFPA 13D sprinkler system be installed. Commissioner Hite made the second. It was voted upon and carried.

Breaking and reconvening: Chairman Nicoson recessed the Commission at 2:40 p.m. It was called back to order at 2:50 p.m.

17-09-37 Bank of America Advanced Center, Indianapolis

Paul Wolenski, Bank of America, spoke as proponent. The request is to omit restroom facilities in the ATM self-service lobby and the RVS room. Both are accessed by an ATM card. There are no employees assigned to the lobby, and the lobby is intended for quick transactions via the ATM machines. Security is maintained by ceiling-mounted cameras. A restroom would create a security risk, allowing a person to avoid security cameras. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-09-38(a)(b) Crawford 2 Apartments, Bloomington

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponents. Variance (a) had been eligible for the block vote. Commissioner Popich moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (b) was a request to omit the elevator hoistway vent from the 4-story, slab-on-grade, fully sprinklered apartment building. The requirement has been deleted from the 2015 IBC model code. Bobby LaRue, Monroe County Building Department, supports the variance. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Henson. It was voted upon and carried.

Chairman Nicoson stepped back from the following variance, handing the gavel to Vice-Chairman Scheurich.

17-09-39 Fishers Department of Public Works Facility, Fishers

Ed Rensink, RTM Consultants, spoke as proponent. The building, which includes a warehouse area, administrative offices, and an adjoining covered outdoor parking area, will exceed allowable area by approximately 33% for Type IIB construction. The building will be sprinklered except for the outdoor parking area which will be separated by a 1-hour fire barrier with 45-minute rated doors. The request is to allow the sprinkler system to be used for a 33% area increase. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Popich. It was voted upon and carried. Chairman Nicoson abstained.

Vice-Chairman Scheurich returned the gavel to Chairman Nicoson.

17-09-40 Forest Park Career Center Addition Temporary Exiting, Ferdinand

Roger Lehman, RLehman Consulting, spoke as proponent. One means of egress will be closed during the construction of the new addition to the facility, affecting travel distance of two rooms. The request is to allow this condition to exist until September 1, 2018. The short corridor with the blocked exit doors will be partitioned off so that a dead-end corridor will not be created. Following discussion, Commissioner Jordan moved to approve with the condition that the variance be valid until July 1, 2018. The second was made by Commissioner Corey. It was voted upon and carried.

17-09-41 10th Street Townhomes, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Two townhomes had been built with foundations set at six feet apart. The sheathing, siding and brick veneer extend into the 3 foot required distance from the property line. The request is to allow the sheathing, siding and brick veneer with window openings to intrude into the 3 foot space. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich abstained.

17-09-42 Hamilton County Jail Addition, Noblesville

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow operable steel gun port openings in a smoke barrier wall in a new 2-tier cell pod addition. Both sides of the wall of security glazing will be sprinklered as required by code, the building will be sprinklered throughout as well. The operable gun ports were requested by the officer in charge of the control room as a way to intervene in inmate disturbances warranting the use of rubber bullets without having to enter cells or dayrooms to effect immediate control. Darryl Cross, Noblesville Fire Department, supports the variance but would like a gasket to seal out smoke. Following discussion, Commissioner Henson moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-09-43 Burnside Inn, Indianapolis

No proponent was available for questions. Commissioner Jordan moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-09-44 Turner Contracting Inc., Bedford

Melissa Tupper, RTM Consultants, spoke as proponent. The request is to omit an automatic sprinkler system in the maintenance shop. The building, not open to the public, is used to work on heavy construction equipment and vehicles owned by Turner Contracting. A fire alarm system and a heat detection system will be installed throughout the building. There are 4 exits for the 8 employees, with a travel distance of 80 feet. It is a rural setting with a distance of 310 feet from the nearest property line. A sprinkler quote for the building was \$163,445. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-09-45(a)(b) Robert G. Bottoms Alumni and Development Center, Greencastle

Melissa Tupper, RTM Consultants, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Scheurich moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried. Variance (b) was to allow the conversion of an existing sorority house to an alumni center for DePauw University. The structure will exceed allowable height for an A-2/A-3 B occupancy of Type VB construction, but within allowable area. Portions of the building will be demolished and additions made. The building will be evaluated using Chapter 34. An NFPA 13 sprinkler system will be installed throughout, as well as a fire alarm system. A new stair enclosure will be 2-hour rated and a new elevator will be installed, both serving each floor level. Following discussion, Commissioner Popich moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-09-46(a)(b)(c)(d) CityWay Phase 2 Building D, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a), (b), and (c) had been eligible for the block vote. Commissioner Jordan moved to approve all three, with the second by Commissioner Corey. It was voted upon and carried. Variance (d) was a request to allow an assembly space with an occupant load of 103 persons to be located on the 4th floor of Building B. Three stories of Type V-A construction will be sprinklered with enhancements to NFPA 13R system. Small closets will be sprinklered per NFPA 13 design density, and the design area of sprinkler operation will be per NFPA 13. There will be draft stops between the units and the floors. Margie Bovard, Indianapolis Fire Department, requested all floors be protected with the NFPA 13 system. Following discussion, Commissioner Scheurich moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

17-09-47 Harmony Home LLC, Huntington

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Corey. It was voted upon and carried.

17-09-49 Lilly M74 Façade Replacement, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. He requested the application be tabled. Commissioner Henson moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-09-52 Marq 101, Lafayette

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow two elevators serving five floors to omit the vents at the top of the hoistway enclosures. The 2015 IBC has eliminated the requirement for venting of elevator hoistways. The building will be sprinklered throughout. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-09-54 Dillys LLC, Akron

Michelle Dielman, owner, spoke as proponent. The request is to omit sprinklers in the 2-story, 3724 square foot, Type VB building built in 1912 which has a floor plan showing seating for 146 people. The quote for sprinklers was \$100,000 for a project with a \$100,000 budget. A monitored fire alarm system was installed by Koorson. The kitchen was separated, and a Type 1 hood had been installed. An extra exit had been installed, and the proponent offered to install another if the Commission wanted one. Following discussion, Commissioner Pannicke moved to approve with the condition that a stair from the kitchen on the south wall be installed. Commissioner Corey made the second. It was voted upon and carried.

17-09-55 Greencycle Building Addition, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. A 3,000 square foot addition is planned for an existing building which is approximately 1,100 feet from the nearest fire hydrant and public water supply. The request is to allow the building to be more than the allowable 400 feet from a fire hydrant. The building is on a well, and a quote from Citizens Water was \$200,000. The cost of the building addition is \$150,000. Grooms Tire received a variance to be 1400 feet from a hydrant, exceed allowable area and to omit sprinklers. Following discussion, Commissioner Scheurich moved to table, with the second by Commissioner Popich. It was voted upon and carried.

17-09-56(a)(b) Hood's Garden Greenhouse Additions, Noblesville

Christina Collester, RTM Consultants, spoke as proponent. An addition is being made to an existing facility, covering four acres, used as a wholesale greenhouses. The project will be exempt from filing per 675 IAC 12-6-4(a)(11) and will not comply with rules of construction for Class I structures. They were designed and constructed by a specialty firm who design, engineer, manufacture and construct greenhouses. They were told that if any member of the public enters the facility, they become a Class 1 structure and must comply with code. The business is not open to the public and is posted as such. Darryl Frost, Noblesville Fire Department, advised the Commission that his department does not consider this a Class 1 structure. Following discussion, Commissioner Scheurich moved no variance required for both applications. Commissioner Furnish made the second. It was voted upon and carried.

17-09-57 Indy Hyatt Dual Brand, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. This variance was the same as 17-09-08 Indy Collegiate, Indianapolis, with the 114 square feet fire command center smaller than the 200 square feet required by code. The room contains all required functions, and the room had been designed based on the previous code. Commissioner Jordan moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Commissioner Popich and Commissioner Pannicke abstained.

17-09-58(a)(b) Rotary Jail Museum, Crawfordsville

Carrie Ballinger, RTM Consultants, spoke as proponent. Variance (a) was to allow a haunted house to not comply with all Special Amusement Building Requirements. The event is being held in an

existing museum which consists of a jail and attached sheriff's house. Sprinklers, fire and smoke alarm systems, and voice/alarm communication system will not be provided. Smoke alarms are existing in the sheriff house. The haunted tour is limited to groups of 15 persons with 3 groups allowed in the building at one time, spaced at 7 minute intervals. A security guard is stationed on each floor, and each guide is equipped with flashlights and radios to help guide guests. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (b) is to allow portions of the jail and infirmary to be used as an escape room amusement. Sprinklers, fire alarm and smoke detections systems are not provided. Exit markings will not be provided in the escape room area beyond the existing markings at building exits. The doors will not be locked, and lighting will remain at normal levels. Each room will have 1-2 staff monitoring inside the room, and monitored via camera in an office area. Each game room will have a maximum of 10 participants, and those waiting to play will be queued outside the building. Following discussion, Commissioner Corey moved to approve with the second by Commissioner Furnish. It was voted upon and carried.

17-09-59 Camp Red Cedar Cabins, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow four new seasonal camp cabins to omit sprinklers. The site is on a well, and does not have access to a public supply. The cabins will be used in summer months only, with no kitchen, heating or cooling provided for the maximum of twelve occupants. Following discussion, Commissioner Pannicke moved to approve with the condition that an egress window are to be installed in the bathrooms. Commissioner Jordan made the second. It was voted upon and carried.

17-09-61(a)(b) The Legacy Barn, Kokomo

Carrie Ballinger, RTM Consultants, spoke as proponent. The request in variance (b) is to allow the use of Chapter 34 to convert an historic barn into a Class 1 structure to be used for event space as an A-2/A-3 occupancy. A structural evaluation has been conducted, showing it capable of supporting all load requirements per the IBC. Both floors have direct exits to the exterior with a travel distance of 66 feet. A fire alarm and smoke detection system will be provided, and a shunt trip installed to shut off any sound systems when the fire alarm system is activated. Decorative lighting will be commercial grade and decorative materials will be treated. Commissioner Corey moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried. Variance (a) was a request for 1.4 points needed to pass the Fire Safety Score to pass the Chapter 34 evaluation. A sprinkler system would provide the points needed, but the rural location and no public water access makes it cost prohibitive. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Pannicke. It was voted upon and carried with 2 nays.

17-09-62(a)(b)(c)(d)(e)(f)(g) The Ardmore, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variances (a), (b), (c), (e), and (f) had been eligible for the block vote. Commissioner Jordan moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (g) was to omit the emergency generator. Battery back-up will be installed to permit lowering of the elevators at loss of power. A transfer switch will be provided for hookup of a portable generator. Following discussion, Commissioner Corey moved to approve based on a contract for the generator and its maintenance

was to be in place before use of the elevator. Commissioner Scheurich made the second. It was voted upon and carried. Variance (d) was to omit vents for the three elevators at the top of the hoistway enclosures. This requirement had been removed from the 2015 International Building Code. The building is fully sprinklered. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

17-09-63 Mooresville High School Sports Practice Facility, Mooresville

Carrie Ballinger, RTM Consultants, spoke as proponent. An existing 14,834 square foot metal building, previously used as an F-1 occupancy wood-drying kiln building, is to be converted to a sports practice facility for Mooresville Schools. There will also be a 598 square foot restroom addition, separated from the existing building by a 3-hour rated wall. The request is to allow a score of +15 in lieu of 9.5 for the Building Score in the Fire Safety column of the Chapter 34 evaluation. Manual fire alarm system and smoke detection will be provided. The anticipated occupant load is less than 100, and three exits are provided with a 70 foot travel distance. An existing fire hydrant is within 350 feet of the building, and fire access will be provided. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-09-64 Huntington UB Block, Huntington

Carrie Ballinger, RTM Consultants, spoke as proponent. An historic 4-story plus basement building is being converted from offices to apartments, and the adjacent 3-story plus basement building is being converted from offices to mixed use. These buildings are separated by a 3-hour fire wall. The request is to allow the elevator doors in the 3-hour fire wall to not be 90-minute rated as required by code. The buildings will both be sprinklered throughout, and the other walls of the elevator shaft will be 2-hour rated with 90-minute doors. There are no 3-hour rated elevator doors readily available from manufacturers. Following discussion, Commissioner Pannicke moved to approve with the second by Commissioner Scheurich. It was voted upon and carried.

17-09-66 LifeWay Apostolic Church, Avon

Pastor Tim Bryan, LifeWay Apostolic Church, spoke as proponent. The church has outgrown their current location and would like to lease the space at 7754 Cobblesprings Drive which had been the home for Faith Lutheran Church. Faith Lutheran had been granted a variance with conditions concerning exit signage, door swing, door hardware, and emergency egress lighting. The request was to have the same conditions applied to their application for their lease of the same building. Discussion as to whether a variance was required or not was held, noting that the owner was the same person and that the variance was tied to the address and not the church. Commissioner Corey had moved that no variance required with the second by Commissioner Jordan when further discussion was held. It was decided that the variance would be withdrawn instead.

17-09-67(a)(b) Sweetwater Pavilion Stage and Truss, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. A temporary stage used at Sweetwater Pavilion has been in place for the allotted 90 days on August 31, 2017. The request in variance (a) is to allow it to remain for the remainder of the season until October 15, 2017. It is located under an outdoor membrane structure. The proponent stated the stage had been evaluated by a structural engineer and complies with the live load requirements per the building code. Variance (b) is a request to allow the truss structure that will support lighting and sound equipment to be designed with a ballasted system to support the required structural loads in lieu of a foundation. The temporary stage is under this structure. The truss structure is under an outdoor membrane used for occasional concert demonstrations of musical and sound system products. Following discussion, Commissioner Heinsman moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-09-68(a)(b) The Heritage Group- The Center Mtg. Cabins, Indianapolis

Carrie Ballinger, RTM Consultants, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Scheurich moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (b) was to allow 3 inches of compacted gravel over 4 inches of compacted stone base to be used as the "stable, firm, and slip-resistant" surface for the trails to the cabins. John Hibner, JTL, spoke, explaining why the plan reviewer had objected to the surface, citing maintenance for one example. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Henson. It was voted upon and carried with two nay.

17-09-69 Edgewood Middle School Sprinklers, Warsaw

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

17-09-70 2017 W. M. Kelley Co. Additions, New Albany

The owner had requested this application be tabled. Commissioner Corey moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-09-71 NTS- The Lakes - Hydraulic Placards, Indianapolis

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Henson. It was voted upon and carried.

17-09-72(a)(b) Kens Foods Build to Suit, Lebanon

Blake Pedigo, Ryan FireProtection, spoke as proponent. The request in variance (a) was to allow the use of a Sapphire clean Agent Fire Suppression System for the IT room to avoid significant damage to the IT equipment. The system uses a gas instead of water. Commissioner Furnish moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (b) was to allow pendent K17 ESFR sprinklers to be installed directly in the lines of a vertical turbine fire pump which boosts the pond water, in lieu of the return bends required by code. Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

10. Chairman Nicoson thanked everyone for attending.

11. Adjournment

Chairman Nicoson, with no further business before him, closed the meeting at 5:45 p.m.

APPROVED

Robin Nicoson, Chairman